



## CITY OF GREENWOOD

### REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-12 Date of Report: 3/1/06

Project: University Park, Section 7 – Secondary Plat

Representative: Max Cooper (Projects Plus), Fred Lineberger, Bill Evans (CP Morgan)

TRC Members Present: Chairman: Lowell Weber (Planning), Deborah Luzier (Planning), Paul Peoni (Engineering), Kevin Riddle (Engineering), Tracy Rumble (Fire), Keith Meyer (Sanitation), Diana Mercer (Water), Jeff Wilham (REMC)

#### Project Description:

Secondary Plat for Section 7 of University Park, containing 102 Lots.

#### Minutes/Comments:

Max Cooper from Projects Plus introduced the project. He mentioned that some changes have already been made per conversation with Paul Peoni.

Paul Peoni, Engineering, inquired about the southwestern swale along the property line. Lineberger said that it can remain in the easement. Peoni then asked if the road can remain based on these elevations. Lineberger replied that when they go to develop the southwestern swale, they could re-grade for positive drainage. Peoni stated that the concrete swale between lots 648 and 649 needs to be redesigned (sketched drawing and discussed). The slope is 1.4% and 1.5%. Furthermore, this swale needs to be separate from the landscape easement.

Kevin Riddle, Engineering, asked that more elevation details be shown for the area southwest of the pond on the southwest corner of the property where the path is. Peoni further added that a letter be obtained from Mr. Gert granting permission to work on his property. Cooper asked if they could install the piping system between the Gert pond and the University Park pond before the Land Alteration Permit is issued. Luzier said that a separate Land Alteration Permit could be obtained exclusively for this work.

Peoni referenced the water quality structure behind lots 591 and 592. He suggested adding a structure in the street and omit the run behind lots 592 and 593.

Peoni asked if the overall signage plan had been submitted yet. Cooper said that we haven't discussed that for this subdivision yet. Peoni requested an overall signage plan be submitted for University Park. As for this particular section, some of the speed limit signs need to be relocated. Riddle added that the speed limit signs need to be added to the legend.

Riddle asked that the as-built information be added to the plans for the existing pond.

Riddle suggested that a swale be added behind lots 669-674 along the wetland area. Also, submit copies of the erosion control reports as they are updated. Lineberger said that they're required to produce those reports within 48 hours of a request and that tracking goes on for years. Cooper suggested that they simply make them available upon request instead of continuously submitting them. Lineberger said that he would supply a blank copy of the tracking sheet and agreed that reports would be provided upon request.

Jeff Wilham, REMC, said that he met on site with the developer and that things are in order. No comments at this time.

Tracy Rumble, Fire Department, distributed written review of plans. Some hydrants need to be relocated. His comments reference the current lot numbers in this plan. Rumble went on to say that there has been an on-going problem in University Park with contractors and other workers blocking the fire hydrants during construction. The signs that were placed along the streets for parking on only one side are not effective.

Diana Mercer, Indiana-American Water, said that the NOI has been submitted to IDEM. She will provide a review letter as soon as she hears back from her superior. Nevertheless, only a couple of revisions are needed.

Keith Meier, Sanitation, did not have any comments.

Deborah Luzier, Planning, did not have any comments.

Lowell Weber, Planning, said that plans are subject to further review by Ed Ferguson (Planning) for landscaping and Evan Springer (Parks) for paths (if applicable). Furthermore, provide Tony Magnabosco (Planning) with a list of street names.

Motion to approve comments by Kevin Riddle, second by Keith Meier. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

*That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES*

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be subject to revision as per written staff report.
6. All written comments listed in Fire Department's report shall be met. (attached)
7. The concrete swale between lots 648 and 649 needs to be redesigned and be separate from the landscape easement.
8. Provide additional elevation details for the area southwest of the pond on the southwest corner of the property where the path is.
9. Provide written letter from Mr. Gert granting permission to work on his property.
10. With reference to the water quality structure behind lots 591 and 592, add a structure in the street and omit the run behind lots 592 and 593.
11. Submit overall signage plan for University Park
12. Relocate subject speed limit signs for this section and add them to the legend.
13. Add as-built information for the existing pond.
14. Add swale behind lots 669-674 along the wetland area.
15. Provide list of street names for review.
16. Plans are subject to further review by Evan Springer (Parks) for paths (if applicable).